



Gillespie Field Development Council



A Joint Powers Agreement Between the City of El Cajon and County of San Diego

Airport Administration Building ♦ 1960 Joe Crosson Drive ♦ El Cajon, California 92020-1236 ♦ (619) 956-4800

Barry Bardack
Chairman

Bob Parker
Councilman

Cliff Leary
Vice Chairman

Phyllis Trombi
Councilwoman

Ramzi Murad
Councilman

MINUTES OF January 18, 2011 DRAFT – SUBJECT TO GFDC APPROVAL March 15, 2011

<u>MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>
Barry Bardack	Peter Drinkwater
Cliff Leary	Roger Griffiths
Bob Parker	Lee Ann Lardy
Phyllis Trombi	Sarah Solis
	Sunny Barrett
	Dave Turosak

*For others present, sign-in sheet is available in the Administration Building office.

Audio of the latest GFDC meeting is available online:
<http://www.sdcounty.ca.gov/dpw/airports/gfdcagenda.html>

1. ROLL CALL

Chairwoman Trombi called the meeting to order at 6:01 p.m. Ramzi Murad was absent.

2. APPROVAL OF MINUTES

Ms. Trombi made a motion that the minutes of November 16, 2010 be approved. Mr. Leary seconded the motion, which passed unanimously.

3. PUBLIC COMMENT REGARDING ITEMS NOT ON THE AGENDA

None.

4. CHAIRWOMAN'S REPORT

The Development Council held annual elections for Chair and Vice Chair. Mr. Leary made a motion that Mr. Bardack be 2011 Chairman. Ms. Trombi seconded the motion, which passed unanimously. Mr. Parker made a motion that Mr. Leary be 2011 Vice Chairman. Mr. Bardack seconded the motion, which passed unanimously.

5. HELP PROPERTIES, INC: TEN 55-YEAR INDUSTRIAL LEASES

Mr. Turosak gave background information regarding ten 55-year leases by Helf Properties, Inc. including proposed new leases, parcels, rent information, required capital investments and equity payment to the County. Mr. Goldberg spoke about the properties and answered questions by the council.

MOTION – “Gillespie Field Development Council recommends the Board of Supervisors approve ten new 55-year leases with Helf Properties, Inc. as recommended by staff.”

Mr. Parker made a motion to approve. Ms. Trombi seconded the motion, which passed unanimously.

6. AIRPORT DIRECTOR UPDATE

Mr. Drinkwater thanked GPA and County staff for their work during pilot Bob Gannon's homecoming after ten years during which he flew around the world twice. He stated that Dax Cornelius was opening a Cessna dealership locally. Mr. Drinkwater talked about his meeting with Gulfstream at Palomar Airport. He announced the Centennial celebration of Naval Aviation downtown in February. He gave information regarding discussions with the EPA for upcoming lead monitoring at Gillespie Field and Palomar Airport. The Council discussed this topic at length and shared their concerns, specifically how the lead monitoring would affect the EIR/EA for the 70 acres. Ms. Trombi agreed to be the GFDC contact for this specific project.

7. AIRPORT MANAGER UPDATE

Mr. Griffiths gave the Good Neighbor Report. There were 16,301 operations in December and 209,345 total operations for 2010. He stated there were six noise complaints in November and two in December. Mr. Griffiths shared his appreciation for GPA's assistance with Bob Gannon's homecoming reception. He stated that he was cautiously optimistic about LP approaches and DME's. The council discussed the middle marker, LP approaches, GRIGG, and terrain issues. Mr. Griffiths announced the EAA would bring a B-17 to Gillespie Field between April 11 and 14. Mr. Leary asked about noise complaint protocol; Mr. Griffiths shared procedure and stated it was usually a matter of education.

8. REAL PROPERTY UPDATE

Ms. Lardy stated negotiations were underway with Jet Air and Aircraft Storage Spaces and she planned to bring these items to the council in March. She stated that a grant request for Phase II Environmental Site Assessment for the Cajon Air Center had been submitted to FAA. Ms. Lardy stated a meeting was pending with the FAA to discuss the 70 acres and she would report on that meeting in March as well.

9. REDEVELOPMENT UPDATE

Ms. Barrett provided a brief overview of the Gillespie Field Redevelopment Project. She advised that the Agency currently owes the Airport Enterprise Fund \$3.8 million and that repayment is projected to begin in 2013. Ms. Barrett stated that the Governor's proposed budget includes prohibiting existing redevelopment agencies from incurring new debt, dissolves existing agencies, and establishes successor local agencies to collect tax increment revenue and repay existing debt. Ms. Barrett indicated that if this is implemented it should not have a significant impact on the Gillespie Field Redevelopment Project as the age of the project prohibits any further borrowing to complete new projects.

10. RECOMMENDATIONS BY THE COUNCIL FOR ITEMS TO BE DISCUSSED DURING A FUTURE GILLESPIE FIELD DEVELOPMENT COUNCIL MEETING

Ms. Trombi requested an update on the EPA lead monitoring.

11. OLD BUSINESS

Vern Kagen, Gillespie Pilots' Association Board of Directors, shared his concerns regarding the EPA lead monitoring of Gillespie Field.

12. NEW BUSINESS

Ms. Trombi stated that Al Treadwell was the President and Leslie Day the Vice President of the Gillespie Pilots' Association for 2011.

13. ADJOURN

Mr. Bardack adjourned the meeting at 7:05 p.m. The next meeting of the Gillespie Field Development Council will be at 6 p.m., Tuesday, March 15, 2011 in City Council Chambers, 200 Civic Center Way, El Cajon.

By _____
Sarah Solis, Office Support Specialist